| 145.0 | 0006 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 840,300 | / | 840,300 |
| USE VALUE: | 840,300 | / | 840,300 |
| ASSESSED: | 840,300 | / | 840,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | | WALL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CURRAN MORGAN |
| Owner 2: | KEATING JULIE |
| Owner 3: | |
| Street 1: | 9 WALL ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ADAMS PAMELA J - |
| Owner 2: | FOSSEY WILLIAM H JR - |
| Street 1: | 9 WALL ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,762 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4762.000 | 386,100 | 3,900 | 450,300 | 840,300 |
| Total Card | 0.109 | 386,100 | 3,900 | 450,300 | 840,300 |
| Total Parcel | 0.109 | 386,100 | 3,900 | 450,300 | 840,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.35 | /Parcel: 365.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 95453 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/02/09 |

!11374!

## PREVIOUS ASSESSMENT

Parcel ID: 145.0-0006-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 393,500 | 3900 | 4,762. | 450,300 | 847,700 | 847,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 281,400 | 3900 | 4,762. | 422,100 | 707,400 | 707,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 281,400 | 3900 | 4,762. | 349,000 | 634,300 | 634,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 281,400 | 3900 | 4,762. | 320,800 | 606,100 | 606,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 281,400 | 3900 | 4,762. | 292,700 | 578,000 | 578,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 209,900 | 3900 | 4,762. | 287,100 | 500,900 | 500,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 209,900 | 3900 | 4,762. | 266,800 | 480,600 | 480,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 209,900 | 3900 | 4,762. | 253,800 | 467,600 | 467,600 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:33:11 |

## LAST REV

| Date | Time |
|---|---|
| 06/05/18 | 09:53:50 |

danam

11374

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ADAMS PAMELA J | 50947-101 | | 3/27/2008 | | 485,000 | No | No | | |
| ADAMS PAMELA J | 45478-308 | | 6/28/2005 | Family | 99 | No | No | | |
| LINCOLN KENNETH | 27425-591 | | 6/7/1997 | | 245,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/5/2018 | 373 | Add Bath | 107,150 | C | | | | |
| 10/17/2014 | 1372 | Addition | 113,000 | | | | | 16X10 addition, 1 |
| 2/1/2010 | 70 | New Wind | 11,000 | | | | | REPLACE 17 WINDOWS |
| 5/29/2008 | 524 | Manual | 12,000 | C | | G9 | GR FY09 | remodel basement |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/9/2015 | Permit Insp | PC | PHIL C |
| 2/2/2009 | Measured | 372 | PATRIOT |
| 12/29/1999 | Inspected | 276 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/15/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95453 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4762 | | Sq. Ft. | Site | | 0 | 80. | 1.18 | 9 | | | | | | | | | 450,287 | | | | | | 450,300 | |

Total AC/HA: 0.10932 | Total SF/SM: 4762 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,287 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1961 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | 1 | Rating: | Good |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.24659085 |
| Const Adj.: | 1.00500000 |
| Adj $ / SQ: | 169.131 |
| Other Features: | 105000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 474366 |
| Depreciation: | 88232 |
| Depreciated Total: | 386134 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

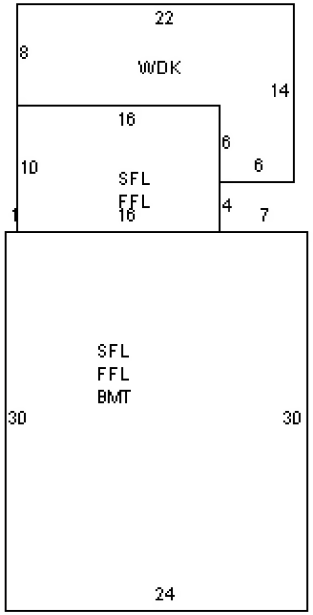
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 169.13 |
| Special Features: | 0 | Val/Su Net: | 143.42 |
| Final Total: | 386100 | Val/Su SzAd | 219.38 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 880 | 169.130 | 148,835 |
| SFL | Second Floor | 880 | 169.130 | 148,835 |
| BMT | Basement | 720 | 96.400 | 69,411 |
| WDK | Deck | 212 | 10.770 | 2,283 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,692 | | | Total: | 369,364 |
| Size Ad | 1760 | Gross Are | 2692 | FinArea | 2300 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 75 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 145.0-0006-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 15X18 | A | AV | 1961 | 24.26 | T | 40 | 101 | | | 3,900 | | | 3,900 |

| More: | N | Total Yard Items: | 3,900 | Total Special Featues: | | Total: | 3,900 |
|---|---|---|---|---|---|---|---|